

**ARRINGTON DEVELOPMENT
FAUQUIER COUNTY, VA**

PROFFER JUSTIFICATION NARRATIVE

DECEMBER 8, 2022

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

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TABLE OF CONTENTS

I. INTRODUCTION1
 LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS..... 1

II. THE DEVELOPMENT3
 DEVELOPMENT SUMMARY 3
 THE SITE 3

III. PUBLIC FACILITY IMPACTS.....5
 OVERVIEW 5

III-A. PUBLIC SCHOOL FACILITY IMPACTS.....6
 METHODOLOGY 6
 PROJECTED NET STUDENT IMPACTS 6
 CURRENT CAPACITY OF PUBLIC SCHOOL FACILITIES 7
 MITIGATION STRATEGIES..... 13

III-B. PUBLIC SAFETY FACILITY IMPACTS 14
 METHODOLOGY 14
 PROJECTED NET RESIDENT IMPACTS 14
 CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES 14
 MITIGATION STRATEGIES..... 19

III-C. PUBLIC PARKS FACILITY IMPACTS 20
 METHODOLOGY 20
 MITIGATION STRATEGIES..... 23

III-D. PUBLIC TRANSPORTATION FACILITY IMPACTS 25
 METHODOLOGY 25

IV. CONCLUSIONS..... 26
 SUMMARY OF ANALYSIS 26
 ASSUMPTIONS AND LIMITATIONS..... 26

I. INTRODUCTION

The purpose of this proffer justification narrative is to satisfy portions of the Fauquier County, Virginia (the “County”) requirements as they relate to the 2016 legislation (as subsequently described, and as subsequently amended) and the proposed Arrington Development (the “Development”) and its associated rezoning submission. Specifically, this document addresses legislative requirements and County policy related to “proffers” (one-time voluntary monetary commitments from the property owner related to properties that are subject to rezoning) for the Residential Development.

LEGISLATION PERTAINING TO RESIDENTIAL PROFFERS

The amended and reenacted Section 15.2-2303.4 of the Code of Virginia (the “Residential Proffer Legislation”) effective after July 1, 2019 places certain limitations on proffers for residential rezoning cases. As stipulated by the Residential Proffer Legislation, and unless an applicant elects to apply for a rezoning pursuant to Subsection D of that statute, a local government may only request or accept a proffer if it addresses an impact that is specifically attributable to a proposed new residential development, and, if it is an offsite proffer, it addresses an impact to an offsite public facility, such that (a) (i) the new residential development creates a need, or an identifiable portion of a need, for one or more public facility improvements in excess of existing public facility capacity at the time of the rezoning, and (b) (ii) each such new residential development applied for receives a direct and material benefit from a proffer made with respect to any such public facility improvements. For the purposes of the statute, a locality may base its assessment of public facility capacity on the projected impacts specifically attributable to the new residential development.

The Residential Proffer Legislation designates four categories of public improvements and facilities, which are as follows:

- **Public school facility improvements:** construction of new primary and secondary public schools or expansion of existing primary and secondary schools, to include all buildings, structures, parking, and other costs directly related thereto;
- **Public safety facility improvements:** construction of new law enforcement, fire, emergency, medical, and rescue facilities or expansion of existing public facilities, to include all buildings, structures, parking and other costs directly related thereto;
- **Public park facility improvements:** construction of public parks or improvements and/or expansion of existing public parks, with “public parks” including playgrounds and other recreational facilities;
- **Public transportation facility improvements:** construction of new roads; improvement or expansion of existing roads and related appurtenances as required by applicable standards of the Virginia Department of Transportation, or the applicable standards of a locality; and construction, improvement, or expansion of buildings, structures, parking, and other costs directly related to transit.

According to the Residential Proffer Legislation, no proffer shall be used for any operating expense of an existing public facility, such as ordinary maintenance or repair, or any capital improvement to an existing public facility, such as a renovation or technology upgrade, that does not expand the capacity of such facility. In addition, a proffer will only be deemed reasonable if it addresses an impact on public facilities that is specifically attributable to the proposed residential development and there will not be adequate existing capacity at such facilities for the impacts of the proposed residential development.

This document includes analyses of the projected impacts of the Development on public school facilities, public safety facilities, and public park facilities. Subsequent sections include thorough explanations of the methodology employed in calculating these impacts. A separate transportation impact analysis will be prepared to address impacts to public transportation facilities.

II. The Development

DEVELOPMENT SUMMARY

As proposed by Van Metre Communities (the “Developer” or the “Applicant”), the Development is proposed to be residential community including 217 single-family detached units. The Development is located on one 431.21-acre parcel. Of the 431.21-acres, the Applicant is requesting to rezone 206.43 acres currently zoned as PRD and 27.66 acres currently zoned as RA for a total of 234.0877 acres to PRD. A site plan follows as Exhibit A.

THE SITE

The site is generally bounded to the west and south by residential development and green space, to the east by James Madison Highway, and to the north by commercial space and local schools. The parcel being rezoned is a 234.0877-acre portion of 6983-44-5875.

Current Zoning

Current zoning for the parcels that comprise the site includes the following designations as described in the County Zoning Ordinance:

Agricultural District (“RA”) – The RA District is designed to “assist in the protection and preservation of the agricultural uses and to mitigate land use conflicts between agricultural uses and appropriately limited residential development.”

Planned Residential District (“PRD”) – The PRD district is designed to “provide a variety of residential unit types in an orderly relationship to one another, with a balance of community supporting commercial uses, community amenities, and open space areas.” The maximum residential density in a PRD overlay is 5.5 dwellings units per acre.

Proposed Zoning

The Applicant seeks rezoning of a portion of the site to facilitate the contemplated Development. The requested zoning designation for the site is:

Planned Residential District (“PRD”) – The PRD district is designed to “provide a variety of residential unit types in an orderly relationship to one another, with a balance of community supporting commercial uses, community amenities, and open space areas.” The maximum residential density in a PRD overlay is 5.5 dwelling units per acre.

III. Public Facility Impacts

OVERVIEW

This document includes calculations of public facility impacts, which are detailed in the accompanying sub-sections. Included in each sub-section is a discussion of the methodology employed in estimating impacts. The included subsections are as follows:

- **Public school facility improvements** – Projected capacity for Fauquier County Schools is determined based on projected incremental students added by the Development.
- **Public safety facility improvements** – Projected impacts are determined for Sheriff's office and estimated call volume increase for Fire and Rescue services based on the projected incremental residents added by the Development.
- **Public park facility improvements** – Projected impacts are based on projected incremental residents added by the Development.

A separate transportation impact analysis will be prepared to address impacts to public transportation facilities.

III-A. Public School Facility Impacts

METHODOLOGY

To project impacts to public school facilities, MuniCap began by estimating the number of students generated per household by the Development. MuniCap utilized an estimate of 0.442 students per household calculated by dividing the most recent number of County students by the number of County households.

TABLE III-A.1
Students Per Household

<i>County</i>	<i>Students^(a)</i>	<i>Households^(b)</i>	<i>Students Per Household</i>
Fauquier County	10,875	24,617	0.442
^(a) Source: Virginia Department of Education School Quality Profiles.			
^(b) Source: US Census Bureau, American Community Survey 2020 5-Year Estimates.			

MuniCap then applied the students per household to the proposed units within the Development that exceed development allowed under the current zoning designations. For purposes of this exercise, MuniCap assumed that all projected students are new to Fauquier County, rather than relocated from elsewhere within the Fauquier County Schools system.

Finally, MuniCap identified the schools that would be impacted by the Development based on school boundaries, researched the maximum capacity at each applicable school, and determined whether the projected net student impacts represented a burden beyond current school capacity.

PROJECTED NET STUDENT IMPACTS

As previously described, the Development includes 217 single-family detached units. Based on the students per household shown in Table III-A.1, the proposed Development would generate an estimated 96 students, as shown in Table III-A.2.

TABLE III-A.2
Students Generated by Development Above By-Right

<i>Unit Type</i>	<i>Units^(a)</i>	<i>Student Per Unit^(b)</i>	<i>Total Projected Students</i>
Proposed single-family detached units	217	0.442	96
Less: units allowed by-right ^(a)	0	0.442	0
Total (above by-right)	217		96
^(a) Provided by the Developer.			
^(b) See Table III-A.1.			

To determine the proffer contribution for each school type, it is necessary to further allocate the students generated to elementary, middle, and high schools. Public schools in Fauquier County serve kindergarten through 12th grade, or thirteen grades in total. The percentage of students allocated to each school type is assumed as proportional to the ratio of the number of grades each school type serves to the thirteen grades served by County public schools. As an example, elementary schools in the County serve kindergarten through 5th grade, or six grades total. Therefore, 6/13 out of the total students generated are assumed to be elementary school students. Table III-A.3 details this process.

TABLE III-A.3
Students Generated by School Type

<i>School Type</i>	<i>Grades^(a)</i>	<i>% Of Total Student Generation</i>	<i>Students Generated^(b)</i>	<i>Students By-Right^(c)</i>	<i>Students Above By-Right</i>
Elementary School	6	46%	44	0	44
Middle School	3	23%	22	0	22
High School	4	31%	30	0	30
Total	13	100%	96	0	96

^(a)Fauquier County elementary schools enroll students in kindergarten through 5th grade, middle schools enroll students in 6th through 8th grades, and high schools enroll students in 9th through 12th grades. Source: Virginia Department of Education School Quality Profiles.
^(b)Calculated as total students generated by development in Table III-A.2 multiplied by % of total student generation.
^(c)Calculated as total students allowed by-right in Table III-A.2 multiplied by % of total student generation.

CURRENT CAPACITY OF PUBLIC SCHOOL FACILITIES

Based on proximity to the Development, the potentially impacted County schools are James G. Brumfield Elementary School, W.C. Taylor Middle School and Fauquier High School. Information used to determine the maximum capacity was found in the Fauquier County Public School Ten Year Enrollment Projections. Fauquier County Public Schools monitors capacity more closely once a school reaches 95% of the maximum capacity, therefore, this analysis evaluates the most recent available enrollment to the 95% maximum capacity figure. Table III-A.4 details this process.

TABLE III-A.4
Fauquier County School Facilities – Current Capacity and Enrollment

School	Current Enrollment^(a)	Maximum Capacity^(b)	95% of Capacity^(b)	Excess Capacity	Anticipated Students^(c)	Proffer Consideration
James G. Brumfield E.S.	497	716	680	183	44	Meets capacity
W.C. Taylor M.S.	455	547	520	65	22	Meets capacity
Fauquier H.S.	1,226	1,634	1,552	326	30	Meets capacity
Total	2,178				96	

^(a)Source: Virginia Department of Education School Quality Profiles based on 2022 enrollment.
^(b)Fauquier County Public School Ten-Year Enrollment Projections SY 2019-20 Enrollment through 2028-29.
^(c)Table III-A.3.

Elementary School Facilities

The Development site is located within the James G. Brumfield Elementary School boundaries (see Exhibit C). As described in Table III-A.4, the school has a 95% planning capacity of 680 students and an enrollment of 497 students in school year 2022, meaning that the school has excess capacity for an additional 183 students. Therefore, the 44 projected elementary school students that will be located at the Development do not exceed existing capacity and do not represent an additional need for Fauquier County Public Schools facilities.

Middle School Facilities

The Development site is located within the W.C. Taylor Middle School boundaries (see Exhibit D). As described in Table III-A.4, the school has a 95% planning capacity of 520 students and an enrollment of 455 students in school year 2022, meaning that the school has excess capacity for an additional 65 students. Therefore, the 22 projected middle school students that will be located at the Development do not exceed existing capacity and do not represent an additional need for Fauquier County Public Schools facilities.

High School Facilities

The Development site is located within the Fauquier High School boundaries (see Exhibit E). As described in Table III-A.4, the school has a 95% planning capacity of 1,552 students and an enrollment of 1,226 students in school year 2022, meaning that the school has excess capacity for an additional 326 students. Therefore, the 30 projected high school students that will be located at the Development do not exceed existing capacity and do not represent an additional need for Fauquier County Public Schools facilities.

EXHIBIT B: AREA MAP (DEVELOPMENT SITE & SCHOOL FACILITIES)

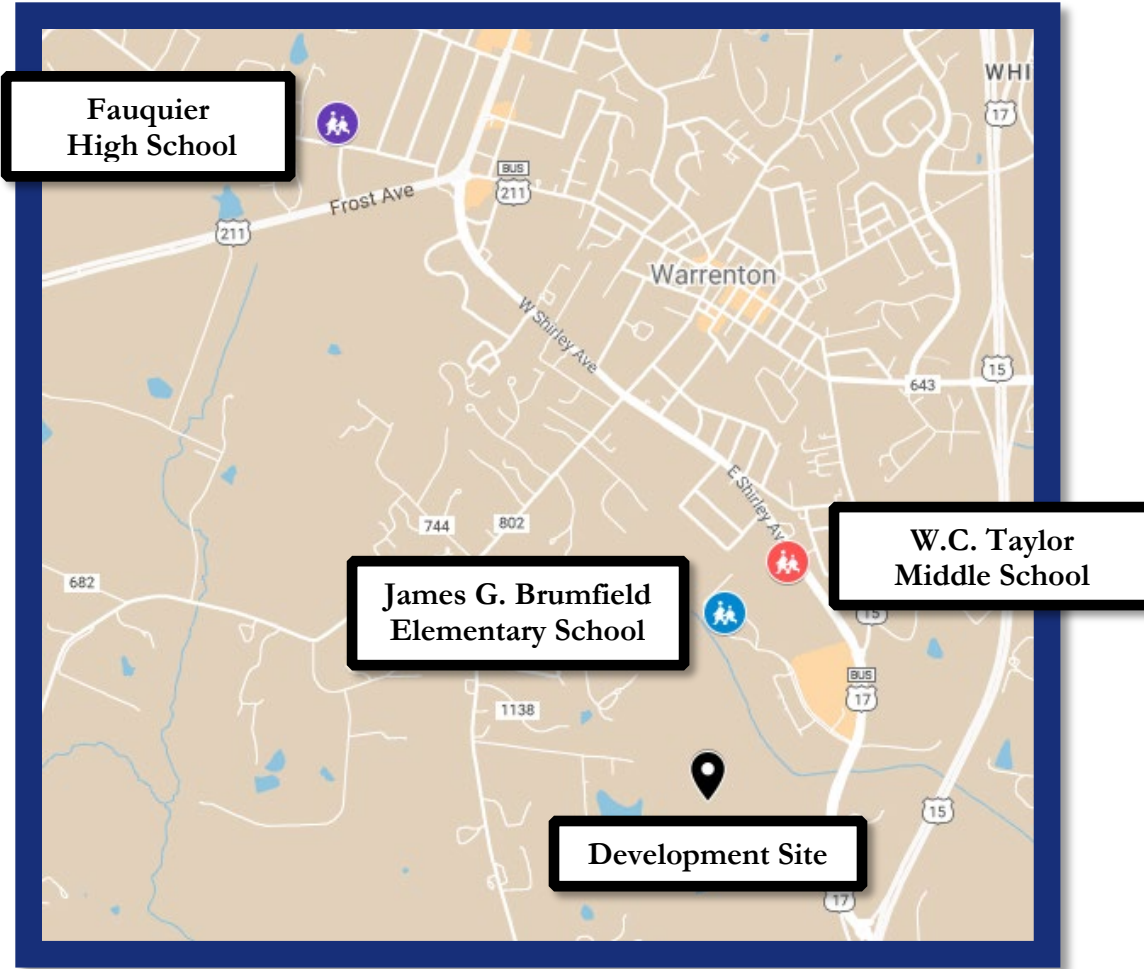


EXHIBIT C: AREA MAP (DEVELOPMENT SITE, JAMES G. BRUMFIELD ELEMENTARY SCHOOL)



EXHIBIT D: AREA MAP (DEVELOPMENT SITE, W.C. TAYLOR MIDDLE SCHOOL)

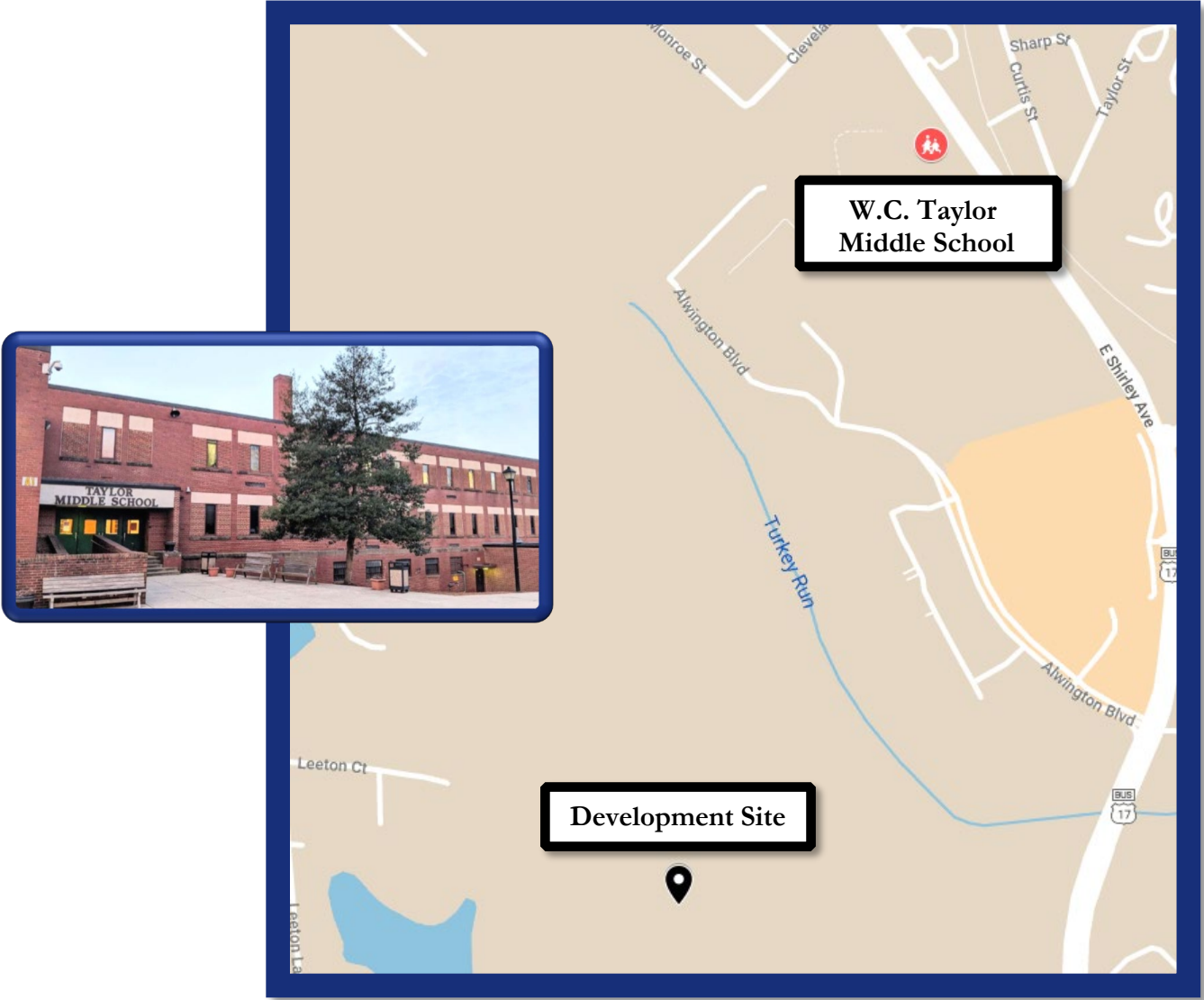


EXHIBIT E: AREA MAP (DEVELOPMENT SITE, FAUQUIER HIGH SCHOOL)



MITIGATION STRATEGIES

The Residential Proffer Legislation stipulates that proffers can only provide for needs exceeding existing capacity. As previously mentioned, all schools will not exceed existing capacity despite the projected students generated by the Development. Even though the anticipated development will not create an impact in excess of current capacity, the Applicant is willing to contribute to the Taylor Middle School expansion that will serve the Development through a proffer contribution and complete construction of a new entrance from Alwington Boulevard. The proffer contribution is based on the net new middle school students from the Development and the construction cost is based on approximately \$250,000 cost to develop the transportation improvements, bringing the total contribution of \$973,612 or \$4,486.69 per residential home constructed within the Development as seen on Table III-A.5 below. The County school’s operating cost per student is anticipated to increase and is reflected in the general fund expenses and included as a separate analysis. Below are total contributions to be made by the developer, of this amount \$723,612 is anticipated dollar contributions through proffer payments and \$250,000 is in the form of transportation construction improvements.

TABLE III-A.5
Fauquier County School Facilities – Projected School Contribution

<i>School Impact for Proposed Zoning Reclassification</i>	
<u>Middle School Expansion</u>	
a) Total student capacity following school expansion ^(a)	1,092
b) Approximate construction cost for expansion ^(b)	\$35,917,469
c) Expansion cost per capita (b ÷ a)	\$32,891.46
d) Estimated middle students projected at Development ^(c)	22
e) Estimated total middle school expansion proffer for Development (c × d)	\$723,612.12
<u>Transportation Improvements at School Entrance</u>	
f) Construct new entrance from Alwington Boulevard	\$250,000.00
g) Total development contribution	\$973,612.12
Proffer contribution per unit (g ÷ 217 units)	\$4,486.69
<small>^(a)The Warrenton Middle School and Taylor Middle School are anticipated to combine schools. This analysis considers the current total capacity for Taylor Middle School (547) and Warrenton Middle School (545). Source: Fauquier County Public School Ten-Year Enrollment Projections SY 2019-20 Enrollment through 2028-29.</small>	
<small>^(b)Based on cost of Taylor Middle School expansion as provided in Fauquier County Capital Improvement Program (FY 2023 Adopted).</small>	
<small>^(c)See Table III-A.3.</small>	

III-B. Public Safety Facility Impacts

METHODOLOGY

To calculate estimated proffer contributions for County public safety facilities, MuniCap first estimated the total population that would reside within the proposed Development based on U.S. Census Bureau data. MuniCap then researched public safety improvements in the County Capital Improvement Program that would be impacted by the Development. Level of service metrics for County public safety facilities were not immediately available, MuniCap implemented previously submitted methodology for the Sheriff's department, estimated projected service population and projected call increase for the Fire and EMS services as a result of the Development.

PROJECTED NET RESIDENT IMPACTS

As noted previously, the Development is proposed to have 217 single-family detached units. As demonstrated in Table III-B.1, the Development may house an estimated 631 residents that will reside in units exceeding the current zoning allowance.

TABLE III-B.1
Projected Residents – Development

<i>Unit Type</i>	<i>Units^(a)</i>	<i>Residents Per Unit^(b)</i>	<i>Total Projected Residents</i>
Single-family detached	217	2.91	631
Less: units allowed by-right	0	2.91	0
Total (above by-right)	217		631

^(a) Provided by the Developer.
^(b) United States Census Bureau average household size of owner-occupied units in Fauquier County.

CURRENT CAPACITY OF PUBLIC SAFETY FACILITIES

Sheriff's Department Facilities

Level of service metrics facilities were not immediately available to determine needs for sheriff department facilities. MuniCap evaluated statistics pertaining to the call volume, anticipated resident increase, as well as historical methodology used within Fauquier County to evaluate the potential impact to the facilities.

- Call volume: 76,397 calls according to the Fauquier County Sheriff's Office Annual report.
- Anticipated service population increase: 0.85% (Anticipated population at development of 631 ÷ current population of 73,815).
- Sworn deputies: 138 as of October 2022.
- Previously submitted level of service metrics used in Fauquier County indicate a need of 1 sworn deputy per 1,500 residents. Using this metric and the number of sworn deputies, there is an excess resident capacity of 133,185.

The county CIP includes a public safety building project that may increase capacity for both fire and rescue and sheriff facilities. Following a review of the above statistics, the applicant has elected to make a proffer contribution for this project as established in Table III-B.4, although it was not determined if Sheriff facilities will have inadequate capacity.

Fire and Rescue Facilities

According to the County GIS Map, the Warrenton Volunteer Fire Company will serve the Development. The station is approximately 1.9 miles and is approximately 5 minutes in travel time from the Development site.

As stated in the County’s Comprehensive Plan, the County’s level of service (“LOS”) standard for each fire station is to have a response time within five minutes or less for fire service calls and four minutes or less for rescue emergency calls, or fifteen minutes or less in rural areas for both. Level of service standards information has not yet been provided by the County, therefore this analysis is unable to determine if the Development would create a deficiency in capacity. This analysis includes the anticipated call increase as a result of the development on a Countywide level as seen in Table III-B.3.

TABLE III-B.2
Projected Fire and Rescue Facility Impacts

<i>Facility Type</i>	<i>Projected Resident Impact^(a)</i>	<i>Call Volume Per Resident^(b)</i>	<i>Projected Call Volume Increase</i>
Fire and Rescue	631	0.123	77.93
^(a) See Table III.B-1. ^(b) Source: Fauquier County FY21 Annual Comprehensive Financial Report. Calculated by dividing 9,116 calls received by the fire department in FY 2021 by the FY 2021 population of 73,815.			

To determine the current service population at each Fire Station, MuniCap calculated the average number of residents to total fire stations located within Fauquier County as seen on Table III B-3 below. This calculation is further used to determine the cost per capita for a new fire station in Fauquier County as seen in Table III-B.4.

TABLE III-B.3
Projected Fire & Rescue Average Service Population

<i>Facility Type</i>	<i>Total Fire Departments^(a)</i>	<i>Fauquier County Population^(b)</i>	<i>Average Department Service Population</i>
Fire and Rescue	11	73,815	6,710
^(a) Fauquier County Fire and Rescue Department. ^(b) Source: U.S. Census Bureau QuickFacts for Fauquier County as of July 1, 2021.			

The County's Capital Improvement Program does include a Fire and Rescue Training Facility that may increase capacity for fire & rescue facilities that serve the development. The Applicant has elected to make a proffer contribution as established in Table III-B.4, although it was not determined if the Fire & Rescue facilities will have inadequate capacity.

EXHIBIT F: AREA MAP (DEVELOPMENT SITE & SHERIFF'S DEPARTMENT)



EXHIBIT F: AREA MAP (DEVELOPMENT SITE & WARRENTON VOLUNTEER FIRE DEPARTMENT)



MITIGATION STRATEGIES

The Residential Proffer Legislation stipulates that proffers can only be used for capital improvements that expand the capacity of relevant public facilities. Although the level of service could not be determined for Fire and Rescue facilities and the Sheriff's office meets capacity, the Applicant has offered to make proffer contributions for the fire and rescue training facility, public safety building, and a new fire station as seen in Table III-B.5 below.

TABLE III-B.4
Projected Public Safety Impacts

<i>Public Safety Impact for the Proposed Zoning Reclassification</i>	
<u>Fire and Rescue Training Facility</u>	
a) Current population of Fauquier County ^(a)	73,815
b) Total projected Development residents ^(b)	631
c) Total projected County population (a + b)	74,446
d) Total cost of Fire & Rescue Training Facility ^(c)	\$2,250,000
e) Building cost per capita (d ÷ c)	\$30.22
f) Fire and Rescue Training Facility proffer required for Residential Development (b × e)	\$19,068.82
<u>Public Safety Building Project</u>	
g) Current population of Fauquier County ^(a)	73,815
h) Total projected Development residents ^(b)	631
i) Total projected County population (g + h)	74,446
j) Total cost of Public Safety Building ^(c)	\$25,000,000
k) Public Safety Building cost per capita (j ÷ i)	\$335.81
l) Public Safety Building proffer required for Residential Development (h × k)	\$211,896.11
<u>New Fire and Rescue Station</u>	
m) Total projected Development residents ^(b)	631
n) Total projected service population ^(d)	6,710
o) Total cost of new Fire and Rescue Station ^(c)	\$7,100,000
p) Building cost per capita (o ÷ n)	\$1,058.12
q) Fire and Rescue station proffer required for Residential Development (m × p)	\$667,673.72
<u>Estimated Cost Per Home</u>	
r) Gross cost per capita (e + k + p)	\$1,424.15
s) Residents in Development above by-right ^(b)	631
t) Total proffer for Development for units in excess of by-right (r × s)	\$898,638.65
Proffer contribution: Per single-family detached unit (t ÷ 217)	\$4,141.19
^(a) Source: U.S. Census Bureau QuickFacts for Fauquier County as of July 1, 2021.	
^(b) See Table III-B.1.	
^(c) Source: Fauquier County FY 2023 Adopted Budget. Fire and Rescue Station based on projected cost of Southern Fire and Rescue Station. Public Safety cost is based on the anticipated public safety project as listed in the CIP.	
^(d) See Table III-B.4.	

III-C. Public Parks Facility Impacts

METHODOLOGY

As with public safety facilities impacts, to project impacts on public park facilities, MuniCap first estimated the total population that would reside within the proposed Development based on U.S. Census Bureau data. MuniCap then researched public park improvements in the Capital Improvement Program that would be impacted by the Development. MuniCap then applied the level of service standards for public parks as identified in the Fauquier County Parks, Recreation & Open Space Master Plan approved as of March 1, 2021.

PROJECTED NET RESIDENT IMPACTS

As previously described, the Development includes 217 single-family detached units. Based on projected development and County average occupancy, the proposed development will house an estimated 631 total residents net of by-right, as shown in Table III-B.1 of the preceding section.

CURRENT CAPACITY OF PUBLIC PARK FACILITIES

The County LOS standards and current capacity for public parks and recreation as outlined in Parks, Recreation & Open Space Master Plan are seen on Table III-C.1 on the following page.

**Table III-C.1
Fauquier County Parks and Recreation Level of Service Standards**

Fauquier County Level of Service Standards - Existing																
Recreation Component	2020 Inventory				Service Levels						2020 Standards		2030 Standards			
	County-Inventory	School Inventory	Other Inventory	Total Inventory	Current Service Level based upon County Population (71,749)		Recommended Service Levels		Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed	Meet Standard/ Need Exists	Additional Facilities/ Amenities Needed in 2030 (est. pop. 80,285)				
PARKS AND SPECIAL USE FACILITIES																
Pocket Parks			7.50	7.50	0.10	ac. per	1,000	0.10	ac. per	1,000	Meets Standard	-	Acre(s)	Need Exists	1	Acre(s)
Neighborhood School Parks	31.20	89.00	12.50	132.70	1.85	ac. per	1,000	2.00	ac. per	1,000	Need Exists	11	Acre(s)	Need Exists	28	Acre(s)
Community Parks	53.00			53.00	0.74	ac. per	1,000	1.00	ac. per	1,000	Need Exists	19	Acre(s)	Need Exists	27	Acre(s)
Special Use Parks	8.50		161.40	169.90	2.37	ac. per	1,000	2.00	ac. per	1,000	Meets Standard	-	Acre(s)	Meets Standard	-	Acre(s)
District Parks	855.80		65.50	921.30	12.84	ac. per	1,000	12.40	ac. per	1,000	Meets Standard	-	Acre(s)	Need Exists	74	Acre(s)
Total	948.50	89.00	246.90	1,284.40	17.90	ac. per	1,000	17.50	ac. per	1,000	Meets Standard	30	Acre(s)	Need Exists	130	Acre(s)
Special Use (Historical, Nature Area)																
Historical Sites/Conservation Parks			12,947.13	12,947.13	180.45	acres per	1,000	0.00	acres per	1,000	Meets Standard	-	Acre(s)	Meets Standard	-	Acre(s)
OUTDOOR AMENITIES																
Diamond Field - 60'	14.00	16.00	2.00	32.00	1.00	field per	2,242	1.00	field per	2,600	Meets Standard	-	Field	Meets Standard	-	Field
Diamond Field - 90'	2.00	5.00		7.00	1.00	field per	10,250	1.00	field per	10,000	Need Exists	1	Field	Need Exists	1	Field
Multi-Purpose Rectangular Field	16.00	5.00	11.00	32.00	1.00	field per	2,242	1.00	field per	2,600	Meets Standard	-	Field	Meets Standard	-	Field
Soccer Field	2.00	6.00	2.00	10.00	1.00	field per	7,175	1.00	field per	7,000	Need Exists	1	Field	Need Exists	1	Field
Football Field		3.00		3.00	1.00	field per	23,916	1.00	field per	30,000	Meets Standard	-	Field	Meets Standard	-	Field
Dog Park	-		2.00	2.00	1.00	site per	35,875	1.00	site per	25,000	Need Exists	1	Site	Need Exists	1	Site
Indoor Gymnasium	2.00			2.00	1.00	gym per	35,875	1.00	gym per	25,000	Need Exists	1	Gym	Need Exists	1	Gym
Indoor Pool			1.00	1.00	1.00	pool per	71,749	1.00	pool per	50,000	Need Exists	1	Pool	Need Exists	1	Pool
Outdoor Pool	1.00		-	1.00	1.00	pool per	71,749	1.00	pool per	55,000	Need Exists	1	Pool	Need Exists	0	Pool
Picnic Shelter	16.00		3.00	19.00	1.00	Site per	3,776	1.00	Site per	3,500	Need Exists	1	Site	Need Exists	4	Site
Playground	8.00	10.00	3.00	21.00	1.00	Site per	3,417	1.00	Site per	3,500	Meets Standard	-	Site	Need Exists	2	Site
Outdoor Basketball Court	1.50	14.00	1.00	16.50	1.00	court per	4,348	1.00	court per	4,500	Meets Standard	-	Court	Need Exists	1	Court
Outdoor Pickleball Court	1.00		3.00	4.00	1.00	court per	17,937	1.00	court per	10,000	Need Exists	3	Court	Need Exists	4	Court
Tennis Court	2.00	11.00	-	13.00	1.00	site per	5,519	1.00	site per	15,000	Meets Standard	-	Site	Meets Standard	-	Site
Skate Park			1.00	1.00	1.00	Site per	71,749	1.00	Site per	50,000	Need Exists	1	Site	Need Exists	1	Site
Outdoor Volleyball Court	3.00		1.00	4.00	1.00	court per	17,937	1.00	court per	15,000	Need Exists	1	Court	Meets Standard	-	Court
Disc Golf Course	1.00		-	1.00	1.00	course per	71,749	1.00	course per	50,000	Need Exists	1	Course	Need Exists	1	Course
INDOOR FACILITIES																
Vint Hill Village Green Comm. Center	17,409			17,409	0.24	SF per person			SF per Person		Meets Standard	-	Sq. Feet	Meets Standard	-	Sq. Feet
Marshall Community Center	15,324			15,324	0.21	SF per person			SF per Person		Meets Standard	-	Sq. Feet	Meets Standard	-	Sq. Feet
Warrenton Community Center	12,000			12,000	0.17	SF per person			SF per Person		Meets Standard	-	Sq. Feet	Meets Standard	-	Sq. Feet
Warrenton Aquatic and Recreation Facility			59,738	59,738	0.83	SF per person			SF per Person		Meets Standard	-	Sq. Feet	Meets Standard	-	Sq. Feet
GRAND TOTAL	44,733		59,738	104,471	1.46	SF per person		2	SF per Person		Need Exists	39,027	Sq. Feet	Need Exists	56,099	Sq. Feet

Source: Fauquier County Parks, Recreation & Open Space Master Plan.

Using the information in Table III-C.1 MuniCap first analyzed park facilities that serve the Development that exhibit an existing need. Second, MuniCap reviewed the CIP to determine if there were facility improvements that would increase capacity at parks serving the Development. Based on MuniCap’s analysis of these two factors it was determined that the projects listed in Table III-C.2 will address the County needs and increase capacity at parks serving the Development.

TABLE III-C.2
Projected Proffer Costs – Public Parks Facility Improvements

<i>Public Park Facilities^(a)</i>	<i>County Addressed Need^(b)</i>	<i>Costs^(c)</i>
Central Sports Complex Phase II	Rectangle and diamond playing fields	\$4,400,000
Ball Field Renovations, Greenways/Trails, and Playground Projects	Multiple	\$2,200,000
Southern Sports Complex	Rectangle and diamond playing fields	\$5,000,000
Southern Community Center	N.A.	\$3,000,000
Southern Pool	Indoor pool	\$6,000,000
^(a) Source: Fauquier County FY23 Adopted Budget and Capital Improvement Plan. ^(b) See Table III-C.1. ^(c) Represents remaining costs to public park facilities as listed in the FY23 Capital Improvement Plan.		

MITIGATION STRATEGIES

Any proffer related to public parks must only mitigate costs reasonably attributable to the increase in population caused by the Development. Proffers have been estimated to take into account the planned parks outlined in the Capital Improvement Program as seen below in Table III-C.3. In addition to the Central Sports Complex Phase II and ball field renovations, the Applicant has added additional proffers for the Southern Pool, Community Center, and Sports complex projects.

TABLE III-C.3
Projected Proffer Costs – Public Parks Facility Improvements

<i>Public Park Facilities</i>	
<u>Central Sports Complex Phase II</u>	
a) Cost for Central Sports Complex Phase II ^(a)	\$4,400,000
b) Current population of Fauquier County ^(b)	73,815
c) Total projected Development residents ^(c)	631
d) Total projected County population (b + c)	74,446
e) Project cost per capita (a ÷ d)	\$59.10
f) Sub-total: Central Sports Complex Phase II proffer contribution for Development (c × e)	\$37,292.10
<u>Ball Field Renovations, Greenways/Trails, and Playground Projects</u>	
g) Cost for Renovations ^(a)	\$2,200,000
h) Current population of Fauquier County ^(b)	73,815.00
i) Total projected Development residents ^(c)	631
j) Total projected County population (h + i)	74,446.00
k) Project cost per capita (g ÷ j)	\$29.55
l) Sub-total: Ball Field Renovations/projects proffer contribution for Development (i × k)	\$18,646.05
<u>Southern Pool, Community Center and Sports Complex</u>	
m) Cost for Southern Pool, Community Center and Sports Complex ^(a)	\$14,000,000
n) Current population of Fauquier County ^(b)	73,815
o) Total projected Development residents ^(c)	631
p) Total projected County population (n + o)	74,446.00
q) Combined project cost per capita (m ÷ p)	\$188.06
r) Sub-total: Southern region projects proffer contribution for Development (o × q)	\$118,665.86
s) Total Development Proffer Contribution: Public Parks (f + l + r)	\$174,604.01
Proffer contribution: per single-family attached unit (s ÷ 217)	\$804.63
^(a) Source: Fauquier County Budget and Capital Improvement Program FY23. ^(b) Source: U.S. Census Bureau Quickfacts for Fauquier County as of July 1, 2021. ^(c) See Table III-B.1.	

After appropriate County staff has had the opportunity to review this document and provide comments, the Applicant will coordinate with the County to confirm the proper amount necessary to mitigate the costs of eligible public park facility improvements. The Applicant will undertake efforts necessary to ensure that the proposed mitigation strategy is consistent with all applicable law, including, but not limited to, the Residential Proffer Legislation.

III-D. Public Transportation Facility Impacts

METHODOLOGY

A separate transportation impact analysis will be prepared to address impacts to public transportation facility improvements.

IV. CONCLUSIONS

SUMMARY OF ANALYSIS

The preceding narrative provides projections of impacts to public facilities in accordance with the Residential Proffer Legislation. This narrative is being submitted for review and comment by the appropriate County staff. Upon receipt of such review and commentary, the Applicant will augment this submission with additional information as appropriate. Based on MuniCap's analysis, the estimated cash proffer that may be offered from the Development is as shown in Table IV-A.

TABLE IV-A
Total Estimated Proffer Contribution

Public Facilities	Estimated Proffer per Dwelling Unit
a) Public school facilities cost per unit ^(a)	\$4,486.69
b) Public safety facilities cost per unit ^(b)	\$4,141.19
c) Public parks facilities cost per unit ^(c)	\$804.63
d) Public transportation facilities per unit	N.A.
e) Total estimated proffer per unit (a + b + c + d)	\$9,432.51
Total estimated proffer per unit type (e × 217)	\$2,046,854.78
^(a) See Table III-A.5. ^(b) See Table III-B.4. ^(c) See Table III-C.3.	

ASSUMPTIONS AND LIMITATIONS

In preparation of this narrative, MuniCap relied on multiple sources for the information presented and used herein. While these sources are believed to be reliable, MuniCap has not undertaken any efforts to independently verify the veracity of such information.

While the methodology employed, and the content provided herein, are believed to be consistent with applicable law, including the Residential Proffer Legislation, none of the statements in this document should be construed as legal advice.